

**37 Evergreen Terrace SW**  
**Calgary, Alberta**

**MLS # A2218806**



**\$819,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,162 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** High Ceilings

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

Welcome to this well maintained 4-bedroom, 3.5-bath detached home situated on a desirable corner lot in the family-friendly community of Evergreen. With 3 bedrooms upstairs and an additional bedroom in the fully finished basement, there's plenty of room for everyone. Step inside beautiful high ceilings, hardwood floors, and a formal dining and living area. The kitchen overlooks the cozy second living area, complete with a gas fireplace and built-in shelving—ideal for relaxed family living and entertaining. The main floor also features a private den with French doors and a convenient laundry room. The dramatic curved staircase leads you upstairs to the primary suite, featuring a 5-piece ensuite bath and a walk-in closet. 2 additional bedrooms and a 4 piece bath finish this floor. Downstairs, the fully finished basement offers a spacious rec room, a full bathroom, fourth bedroom and more storage space than you will ever know what to do with. Enjoy sunny afternoons surrounded by mature landscaping on the west-facing back deck. A double attached garage provides ample parking and storage. All of this just minutes from Fish Creek Provincial Park, top-rated schools, public transit, and shopping amenities.